

LEGAL DESCRIPTION

A tract of land comprising a part of the Southwest Quarter (SW1/4) and a part of the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the southwest corner of said Southwest Quarter (SW1/4); thence N00'04'18"E, along and upon the west line of said Southwest Quarter (SW1/4), a distance of Four Hundred Ninety Eight and and Sixty Seven Hundredths (498.67) feet to the ACTUAL point of beginning, said point being Forty (40.00) feet south of (measured perpendicular to) the centerline of an existing east-west railroad track centerline; thence continuing N00'04'18"E, along and upon the previously described course, a distance of Eighty (80.00) feet to a point which is Forty (40.00) feet north of (measured perpendicular to) said existing east-west railroad track centerline; thence S89'57'46"E, parallel with and Forty (40.00) feet north of (measured perpendicular to) said existing east-west railroad track centerline, a distance of Five Thousand Two Hundred Seventy Nine (5,279.00) feet to a point on the approximate centerline of the Alda Road right of way; thence \$00°14'07"E, along and upon said approximate centerline of Alda Road right of way, a distance of Forty (40.00) feet to a point on the centerline of said east-west railroad track centerline; thence N89'57'46"W, along and upon said east-west railroad track centerline, a distance of One Thousand Six Hundred Forty Three and Sixty Five Hundredths (1,643.65) feet to a point on the centerline of an existing 86' wide drainage ditch easement; thence S00'10'59"E, along and upon said drainage ditch easement centerline, a distance of Five Hundred Forty Eight and Eighty Five (548.85) feet to a point on the south line of said Southeast Quarter (SE1/4); thence N89'51'48"W, along and upon the south line of said Southeast Quarter (SE1/4), a distance of Eight Hundred Sixty Eight and Thirty Seven Hundredths (868.37) feet to a point which is One Hundred Twenty Four and Sixty Nine Hundredths (124.69) feet east of the southwest corner of said Southeast Quarter (SE1/4); thence N00'00'39"E, a distance of Five Hundred Seven and Thirty Four Hundredths (507.34) feet to a point which is Forty (40.00) feet south of (measured perpendicular to) said east-west railroad track centerline; thence N89'57'46"W, parallel with and Forty (40.00) feet south of (measured perpendicular to) said east-west railroad track centerline, a distance of Two Thousand Seven Hundred Sixty Nine and Nine Hundredths (2,769.09) feet to the ACTUAL point of beginning and containing 18.305 acres, more or less.

SURVEYOR'S CERTIFICATE

Lune 22, 2015, I completed an accurate survey (made under my supervision) of "C.A.A.P. EAST RAILROAD I hereby certify that on SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and

Lee D. Wagner, Registered Land Surveyor No. 557

C.A.A.P. EAST RAILROAD SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska non-profit corporation, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as C.A.A.P. EAST RAILROAD SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor. IN WITNESS WHEREOF, I have affixed my signature hereto at
GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION a Nebraska non-profit corporation
Dave Taylor, President
ACKNOWLEDGEMENT
State of Nebraska
County of Hall of Mr., 2015, before me, Kossinda) Moads
a Notary Public within and for said County, personally appeared Dave Taylor, President of GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska non-profit corporation, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such President, and the voluntary act and deed of said Nebraska non-profit corporation, and that he was empowered to make the above dedication for and in behalf of said Nebraska non-profit corporation.
Grand Ward
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at
My commission expires February 27, 2017 .
My commission expires February 27, 2017 Rollinda J Mhrade Notary Public (SEAL) General NOTARY - State of Nebraska ROSEUNDA J. RHOADS Notary Public

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Patt Conci Jue 10,2015

Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this_______day of__

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C.A.A.P. EAST RAILROAD SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA